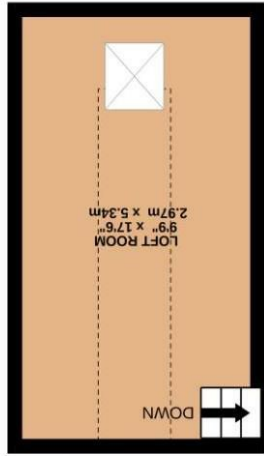


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings, service details, lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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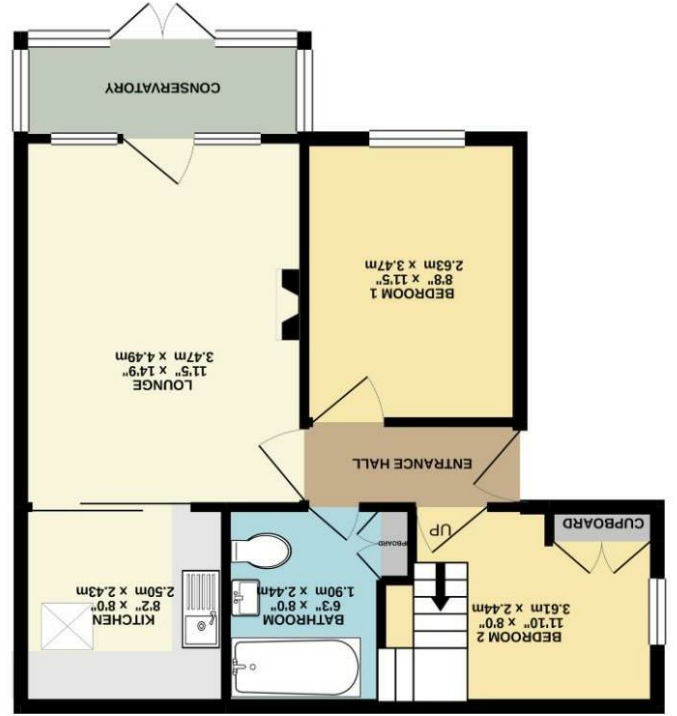
TOTAL FLOOR AREA: 538sq.ft. (50.0 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	83



DASHED LINE RESTRICTED HEIGHT

1ST FLOOR



GROUND FLOOR  
 538 sq.ft. (50.0 sq.m.) approx.



6 Trenfield Court, York  
 £200,000



Ashtons



## Description

Located just off Holgate road forming part of secluded development is this two bedroom semi detached bungalow, within walking distance to York City Centre and the Train station.

The internal accommodation comprises of an entrance hall, a good sized lounge/dining room with rear access to the small conservatory. The fitted kitchen boasts an array of wall and base units, and space for appliances. There are two good sized bedrooms, a loft room accessed from the second bedroom currently used as a play room, and a house bathroom.

Externally, the property has an enclosed south facing garden plus a private parking space. A viewing is advised to appreciate the quality of this property as well as the superb location.

### List of Rooms:

Entrance hall - Two double bedrooms - Modern three piece bathroom - Lounge diner - Kitchen - Conservatory - South facing garden - Private car park space